

Notice of a meeting of the

Planning and Development Committee
Wednesday 12th December 2018 at 7:00pm
All Saints Room, Civic Hall, Didcot



Admission of the public and media

The council welcomes members of the public to its meetings in accordance with the Public Bodies (Admission to Meeting) Act 1960.

Reports and minutes

We add reports and minutes to our website.

Recording, photographs and filming

The press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such members of the public may be recorded or photographed during the meeting.

We ask that anyone wishing to record or photograph the meeting notifies the Town Clerk before the start of the meeting.

Public participation

The council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18 - 20 on a matter before the Committee).

At the relevant time during the meeting, the Chairman will invite members of the public to present their questions, statements or petitions.

To find out about participation contact the Deputy Town Clerk.

Agenda

1. To receive apologies
2. To receive declarations of interest
Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct
3. To agree the minutes of the meeting held on 21st November 2018 as a true record (**minutes attached**)
4. Questions on the minutes as to the progress of any item
5. To consider planning applications as listed
6. To note applications for certificates of lawful development
7. To note planning applications approved as listed
8. To consider a response to complaints regarding the Orchard Centre Parking policy (**attached**)



Chris Wayman

Town Clerk

6th December 2018

Voting committee members:

Councillors:

Mr A Dearlove (Chairman)

Mr R Milton-Eldridge

Mr J Hart

Mrs D Macdonald

Mr N Hards

Ms P Siggers

Mr B Shaw (Vice-Chairman)

Substitute committee members

Councillors:

Mr S Clarke

Mr T Bedford

Mr A Thompson

Mr S Connel

Mr B Cooper

Mr D Healy

Didcot Town Council

Planning and Development Committee

Wednesday 21st November 2018 at 7.30pm
All Saints Room, Civic Hall



Minutes

Note: These minutes are subject to approval as a true and correct record by the next meeting of this Committee.

PRESENT:

Councillors: Mr A Dearlove (Chairman)
Mr S Connel (as sub for Mr B Shaw)
Mr D Healy (as sub for Mr N Hards)
Mr J Hart
Mrs D Macdonald
Mr R Milton-Eldridge
Ms P Siggers

Officers: Mr T Hudson (Deputy Town Clerk)

One member of the public present.

Public Participation

Mrs E Hards addressed the Committee in relation to application P18/S3624/FUL – 186 Abingdon Road. In addressing the Committee Mrs Hards drew attention to the comments made in her submission to the Planning authority, in particular over foul drainage, parking and flooding.

317. Apologies

Councillors Mr N Hards and Mr B Shaw tendered their apologies.

318. Declarations of interest

Councillor Mr A Dearlove declared an interest in application P18/S3407/HH – 8 Tweed Drive on the basis of a friendship and commercial relationship with the applicant.

319. Minutes of the meeting held on 31st October 2018

Proposed by Councillor Mr A Dearlove and seconded by Councillor Mrs D Macdonald, **RESOLVED** to agree the minutes of 31st October 2018 as a true record of the meeting and that the Chairman should sign them as such.

320. Questions on the minutes as to the progress of any item

None

321. Planning applications

South Oxfordshire District Council		
a)	P18/S1491/RM	Area X, Southern Neighbourhood, Great Western Park
	1	Reserved Matters application following Outline approval P02/W0848/O for A mixed-use urban extension of 3,300 new dwellings together with associated local shops & services, leisure, open space & community facilities & transport, drainage & utility infrastructure. As amended by: Letter from RPS Planning dated 5 December 2005, Supporting Statement November 2005, Environmental Statement and Appendices November 2005, Energy, Conservation and Resource Management Strategy Nov 2005, Transport Assessment November 2005, Design Statement Drainage Strategy dated May 2006, Site plan: 95107/2004/JD/0004/Rev H, Drawings (Junctions): 95017/2005/LDE/001/P3; 95017/2005/LDE/002A Rev P2. 95017/2006/LDE/003 Rev P1, 95017/2005/LDE/004 Rev P3 Drawings (Masterplan): A2933/OPA/01 Rev H; 02/Rev G; 03/Rev H, Supplementary Statement on environmental matters received 6 July 2006,

		<p>Environmental Management Brief version 3, and Travel Plan dated October 2007.</p> <p>Application for approval of reserved matters: Public Open Space and Allotments including associated engineering works (Area X) (As amended and amplified by plans and information received 23 October 2018)</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: AD</p>
b)	<p>P18/S2723/FUL</p> <p>1 Previous response: Objects on grounds of</p> <ul style="list-style-type: none"> - Reduced amenity space from the previous application - Insufficient bin storage - Questions over whether public land may be being developed - Overdevelopment - Demonstrative impact on the neighbouring property through overshadowing and loss of light - Road safety relating to the impossibility of car entry and egress in a forward gear, and the location of parking being 	<p>38 Haydon Road</p> <p>Demolition of part of a previous single storey extension and the erection of a two-storey extension to the side and rear to form two two-bedroom apartments with parking. As amended by revised plans 100A, 106C, 107A and 108A received 15 October 2018. As amended by plans P107B, P108B , P106D and P100B which reduce the footprint of the proposed development.</p> <p>RESOLVED: to submit comment that the committee maintained its existing objection on the same grounds¹</p> <p>Proposed: DH</p> <p>Seconded: DM</p>

¹ No Didcot Town Council response was made to this application following the meeting; the application had been sent for information only and should have been noted.

	<p>virtually on a junction</p> <ul style="list-style-type: none"> - Inadequate parking provision 	
c)	<p>P18/S2873/HH</p> <p>1</p> <p>Previous response:</p> <p>No objections</p>	<p>31 Edinburgh Drive</p> <p>Rear ground floor extension and conversion of existing out houses.(as amended by drawing QiE18 1059 02 rev C to clarify party wall arrangement received on 7 October 2018) and further amended by drawing no.QiE18 1059 02 rev F to add 2 storey side extension and reduce depth of single storey rear extension received on 22 October 2018. Further amendment to correct site plan and reduce width of two-storey side extension received on 31 October 2018)</p> <p>RESOLVED: to submit comment that the committee had no objections to the application²</p> <p>Proposed: JH</p> <p>Seconded: DM</p>
d)	<p>P18/S3407/HH</p>	<p>8 Tweed Drive³</p> <p>Formation of habitable rooms in roof space with rear dormer and raised ridge line.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: DM</p>

² No Didcot Town Council response was made to this application following the meeting; the application had been sent for information only and should have been noted.

³ Owing to his disclosable pecuniary interest in the item, Councillor Mr A Dearlove left the room for the duration of discussion and voting on this application. In the absence of the vice-Chairman, it was proposed by Councillor Mr D Healy, seconded by Councillor Mr J Hart and **RESOLVED** that Councillor Mr S Connel assume the role of Chairman.

e)	P18/S3480/HH	63 Park Road⁴
		<p>Single storey rear extension and replacement of existing conservatory roof and general alterations.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: JH</p> <p>Seconded: AD</p>
f)	P18/S3482/A	All Saints Church, 140 Lydalls Road
		<p>To install 2 noticeboards in the church cemetery to display church graveyard rules and to advertise church and hall events.</p> <p>RESOLVED: to submit comment that the committee approved of the application</p> <p>Proposed: JH</p> <p>Seconded: DM</p>
g)	P18/S3493/HH	33 Barleyfields
		<p>Proposed first-floor side extension. Proposed alterations to existing rear extension and internal alteration</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: SC</p>

⁴ Councillor Mr A Dearlove returned to the meeting at the commencement of this item and resumed his role as Chairman.

h)	P18/S3494/HH	29 Westwater Way
		<p>Proposed single storey infill front extension; timber cladding to front extension; garage conversion; & insertion of new side facing window</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: DH</p>
i)	P18/S3515/A	Unit R.013 Orchard Shopping Centre
		<p>Display of 2 x internally illuminated fascia signs, and various window vinyls.</p> <p>RESOLVED: to submit comment that the committee approved of the application</p> <p>Proposed: RME</p> <p>Seconded: AD</p>
j)	P18/S3549/HH	30 Bowmont Water
		<p>Formation of habitable room in roof space with front elevation dormers.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: DM</p>

k)	P18/S3609/FUL	174 Wantage Road
		<p>Proposed 2 bed detached dwelling on land adjacent to 174 Wantage Road, Didcot. Together with associated parking and landscaping.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: DH</p> <p>Seconded: JH</p>
l)	P18/S3614/HH	17 Penpont Water
		<p>First floor extension over existing ground floor</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: DM</p>

m)	P18/S3624/FUL	186 Abingdon Road
		<p>Demolition of existing dwelling and replacement with pair of two storey houses with associated garages and parking. Improvements to existing access and private road.</p> <p>RESOLVED: to submit comment that the committee objected to the application on the following grounds:</p> <ul style="list-style-type: none"> - Inadequate foul drainage provision - Lack of information from SUDS in light of local flooding events - The track is substandard for multiple dwellings of this size <p>Proposed: DH</p> <p>Seconded: DM</p>
n)	P18/S3627/HH	6 Jackdaw Road
		<p>Alterations to form new playroom and bedroom over existing garage.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: SC</p>
o)	P18/S3660/HH	41 Barnes Road
		<p>Proposed single storey rear extension and pitched roof to existing garage to the side and front porch.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: PS</p>

p)	P18/S3327/FUL	168 Broadway
		<p>Retrospective application for extension already started which incorporates the old WC and store and extends the storage area. The air conditioning unit placed on the roof to be removed.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: JH</p>

322. To note certificates of lawful development as listed

The committee **NOTED** the certificates of lawful development as listed.

323. To note planning applications approved as listed

The committee **NOTED** the applications that had been approved as listed.

324. To consider a response to South Oxfordshire District Council's request for theme suggestions for street names on Didcot North East

The committee considered a report asking whether it wished to make a recommendation to Council for a response to South Oxfordshire District Council's request for a theme for street names on section 1A of Didcot North East. It was proposed by Councillor Ms P Siggers and seconded by Councillor Mrs D Macdonald that a recommendation to Council be made that the theme should be 'Female scientists'. In discussing the proposal the proposer amended her proposal, agreed to by the seconder, so that the recommendation to Council would be 'UK scientists, with suggestion that Paul Cullen, Mary F Lyon, Anne McLaren, Aida Lovelace, Rosalind Franklin, Rosa Beddington and Dorothy Hodgkin be included. The Town Council also suggests focusing on surnames only'. It was **RESOLVED** to make the recommendation to Council that the Town Council respond to the consultation with the response as amended above.

325. To consider a response to Oxfordshire County Council's proposed parking restrictions through Gooch and Collett on Southmead Industrial Estate.

The committee considered a report asking whether it wished to make a response to an Oxfordshire County Council consultation on implementing parking restrictions through Gooch and Collett on Southmead Industrial Estate. It was proposed by Councillor Mr A Dearlove, seconded by Councillor Mr D Healy and **RESOLVED** to make the following response:

“Didcot Town Council broadly supports the proposed parking restrictions. As per similar proposals for other parts of Collett and Hawksworth we would express concerns that the proposed restrictions will simply push the current issues into other areas.

The introduction of any parking restriction is unlikely to have any immediate effects as it is widely known that there is a complete lack of parking enforcement in Didcot, with Police advising that they do not have the officers or time to enforce anything but dangerous or hazardous parking.”

The meeting ended at 8:35 pm

Signed: _____ (Chairman) Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P17/S1450/RM	Area L Southern Neighbourhood Great Western Park
Amendment	1 Previous response: Recommended approval	Application for Approval of Reserved Matters: Playing Fields (Area W). (As per amended plans received 9 November 2018)
Application	P18/S2086/RM	Land to the south of Wantage Road
Amendment	1 Previous response: Fully supports application	Erection of the Southern Neighbourhood Community Building, car parking, access, landscaping and associated infrastructure. (As per amended plans received 09 November 2018)
Application	P18/S2723/FUL	38 Haydon Road
Amendment	2 Previous response: Recommends refusal on grounds of: <ul style="list-style-type: none"> - Reduced amenity space from previous application - Insufficient bin storage - Questions over whether public land may be being developed - Overdevelopment - Demonstrative impact on neighbouring property through overshadowing and loss of light 	Demolition of part of a previous single storey extension and the erection of a two-storey extension to the side and rear to form two two-bedroom apartments with parking. As amended by revised plans 100A, 106C, 107A and 108A received 15 October 2018. As amended by plans P107B, P108B , P106D and P100B which reduce the footprint of the proposed development.

	<ul style="list-style-type: none"> - Road safety relating to the impossibility of car entry and egress in a forward gear, and the location of parking being virtually on a junction - Inadequate parking provision 	
Application	P18/S3443/FUL	35 Park Road
Amendment	<p>1</p> <p>Previous response:</p> <p>Recommend refusal on grounds of:</p> <ul style="list-style-type: none"> - Inadequate parking provision - Overdevelopment 	Variation of conditions 2- approved plans and 11- protected species survey report on application ref P18/S0995/FUL. Two semi-detached houses replacing existing chalet bungalow (As amended by drawing PRD.11 Rev A received 4 July 2018 showing a shared access and amplified by Protected Species Survey Report dated July 2018 received 9 July 2018)
Application	P18/S3609/FUL	174 Wantage Road
Amendment	<p>1</p> <p>Previous response:</p> <p>None</p>	Proposed 2 bed detached dwelling on land adjacent to 174 Wantage Road, Didcot. Together with associated parking and landscaping. (as amended by drawings received 21st November 2018, to address highways comments and also move the dwelling back slightly within the plot)
Application	P18/S3752/HH	43 Station Road
Amendment		Replacement front lounge window.
Application	P18/S3758/FUL	New Haven, Church Street
Amendment		Removal of condition 5 - landscaping and 6 - tree protection on application ref P14/S1262/FUL. Erection of a new detached dwelling.

Application	P18/S3765/FUL	22 Roding Way
Amendment		Sub-division of existing dwelling to create 1x2-bedroom dwelling and 1x1-bedroom dwelling.
Application	P18/S3771/A	Co-Operative Food, 202 Broadway
Amendment		Erection of 1x internally illuminated fascia. Only the CO-OP logo illuminates. 1x internally illuminated CO-OP projector 1x non-illuminated wall mounted flat aluminium panel.
Application	P18/S3535/FUL	Didcot Baptist Church
Amendment		Minor extension to the front elevation of the existing property to provide a flexible space that could accommodate a range of church and community activities, and to provide a more open and welcoming frontage to the property. Alterations to existing fenestration and door.
Application	P18/S3831/HH	18 Bluebell Lane
Amendment		Extension of existing culvert across the rear of plot 119 in order to provide a safer and more maintainable area, including access steps to the culvert header for maintenance.
Application	P18/S3867/HH	40 Churchill Close
Amendment		First floor extension to side of dwelling.
Application	P18/S3939/FUL	4 Haydon Road
Amendment		Change of use as two separate dwelling houses. To form a two bedroom ground floor flat and a studio flat on the first floor.
Application	P18/S3826/HH	5 Tweed Drive
Amendment		Partial conversion to rear of single attached garage to create family room.

Oxfordshire County Council		
Application	MW.0122/18	Appleford Sidings, Appleford Road, Sutton Courtenay, Abingdon, OX14 4PW
Amendment		Section 73 application to continue the development permitted by MW.0137/16 (for the erection and operation of an asphalt plant for a temporary period) without complying with condition 10, to extend the time period for the operation at Appleford Sidings.

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P18/S3760/LDP	85 Norreys Road
P18/S3876/LDP	1 Short Furlong

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections	P18/S3216/HH	7 Ancholme Close
No objections	P18/S3303/HH	128 Oxford Crescent
No objections	P18/S2873/HH	31 Edinburgh Drive
No objections, but DTC would be keen to see that the development meets the minimum amenity space for a property this size	P18/S3346/HH	11 Mowbray Road
No objections	P18/S2339/RM	North East of Didcot
No objections	P18/S3383/HH	7 Kingfisher Drive
No objections	P18/S3411/HH	48 Middle Furlong
Fully supports	P18/S3515/A	Unit R.03 Orchard Centre
No objections	P18/S2998/FUL	91 Queensway
No objections	P18/S3486/HH	81 Cherry Tree Road
Fully supports	P18/S3431/FUL	Didcot Railway Centre
No objections	P18/S3481/HH	6 Barn Owl Way
No objections, but DTC considers the urban design team make some valid points	P18/S0719/RM	Land to South of A4130
No objections	P18/S3425/HH	139 Broadway
No objections	P18/S3494/HH	28 Westwater Way
No objections	P18/S3480/HH	63 Park Road

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Planning and Development Committee 12th December 2018

Report author: Tom Hudson



Orchard Centre Parking Complaints

Introduction

1. Didcot Town Council regularly gets letters complaining about the 4 hour parking limit at the Orchard Centre car park and asking for it to write to the Orchard Centre to seek a change in the policy.

Recommendation

2. That the Committee considers the report and decides its next steps regarding this matter.

Background

3. The Town Council has recently received two e mail complaints regarding parking at the Orchard Centre. These come on top of a small but certainly noticeable number received by the Town Council staff.
4. The key area of contention in these complaints and others tends to be the policy in the Orchard Centre car park of having a limit of four hours maximum for parking in the car park. Whilst this may be sufficient for shopping, the car park also serves as the main car park for the cinema and the Cornerstone theatre. The majority of complaints do involve people overstaying in the car park having been to the theatre or cinema and then having gone for dinner afterwards.

5. Whilst both recent complainants and the majority of others reside outside Didcot, the policy is of relevance to Didcot not only due to the potential for it to impact on residents, but also because both complaints have expressed a desire not to return to Didcot and to spend their money elsewhere.
6. The Orchard Centre car park is managed by a private company, SR Security Services, on behalf of the Orchard Centre.
7. A recurring theme of the letters received concerns the inability of individuals to have sufficient clout to change policy, and a request to the Town Council that it take up their cause.

Legal Implications

8. Standing Order 100 b) states that the Planning Committee may consider minor issues affecting traffic, highways and transport.

Financial Implications

9. None.

Risk Implications

10. None.